

WARRANTY DEED
Joint Tenancy

BK 3094 PG 145

38-4-20 ✓

38-16

Know all Men by these Presents,

That

GARY A. BENNETT, of Waterville, in the County of
Kennebec and State of Maine,

in consideration of One dollar and other valuable consideration

001429

paid by ELLIOTT W. VINTINNER and PATRICIA L. VINTINNER, husband
and wife, both of Waterville, County of Kennebec, and
State of Maine,

whose mailing address is 11 King Street, Waterville, ME 04901

TRANSFER
TAX
PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said ELLIOTT W. VINTINNER and PATRICIA L. VINTINNER

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land, situate in Waterville, County
of Kennebec, and State of Maine, and further bounded and described
as follows, to wit:-

Beginning at a point in the westerly line of Collette Street
at the southeasterly corner of a lot or lots conveyed to J.
Fred Prescott and Janet F. Prescott; thence westerly along
the southerly line of the said Prescotts, one hundred one and
seven tenths (101.7') feet; thence southerly in a line parallel
with the westerly line of said Collette Street, one hundred
seventy-five (175') feet, more or less, to an iron pin; thence
in an easterly direction, one hundred twenty-five (125') feet,
more or less, to a point in said westerly line of Collette
Street, distance one hundred twenty-eight (128') feet, more
or less, from the point of beginning; thence northerly along
the westerly line of said Collette Street, one hundred twenty-
eight (128') feet, more or less, to the point of beginning.

Subject to an easement running with the land in favor of the
Waterville Sewerage District as in now located on the above
land.

Subject to the following restrictions which shall be considered
as running with the land:

It is agreed that no part of the house or foundation shall
be erected nearer than twenty-five (25') feet from the street
line and no house shall be more than a two family house and
shall be restricted to cost not less than Five Thousand
(\$5,000.00) Dollars.

It is agreed that no part of said premises shall be used for
any commercial purposes of any kind whatsoever.

Meaning and intending to convey the southerly part of Lot No.
9A and the lot southerly and adjoining said Lot No. 9A.

Being the same premises conveyed to Gary A. Bennett and Linda
E. Bennett by Warranty Deed of Harry R. Lewis and Eva M. Lewis
recorded in the Kennebec County Registry of Deeds at Book 1804,
Page 144. Linda E. Bennett conveyed her interest in the property
to Gary A. Bennett by Quit-Claim Deed found at Book 2840, Page
267 in said Registry.

BK3094PG 146

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said ELLIOTT W. VINTINNER and PATRICIA L. VINTINNER as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do **covenant** with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said GARY A. BENNETT,

and

~~husband/wife of the said~~

~~joining in this deed as Grantor and relinquishing and conveying all rights by descent and all other rights in the above described premises,~~ have hereunto set my hand and seal this 16th day of the month of January, A.D. 19 87.

Signed, Sealed and Delivered

in presence of

C. A. Bennett
.....
.....
.....
.....
.....

Gary A. Bennett
GARY A. BENNETT
.....
.....
.....
.....
.....

State of Maine, County of Kennebec ss. January 16, 1987.

Then personally appeared the above named GARY A. BENNETT

and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public
Attorney at Law

RECEIVED KENNEBEC SS.
1987 JAN 21 AM 9:00

Printed Name, *C. A. Bennett*
~~ROCKY RHILSCHER~~